

Economic Indicators for Greater Cheyenne

Wyoming Center for Business & Economic Analysis, LLC.

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PREFACE

If you would like to receive future issues of this publication, please detach the last page, complete it, and return it to the Wyoming Center for Business & Economic Analysis, LLC. There is NO CHARGE for this publication.

Also this publication can be found in PDF form on the WCBEA's website (www.wyomingeconomicdata.com).

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ECONOMIC INDICATORS

GROWTH RATES

One frequently asked question of the Data Center is how fast is Laramie County and Cheyenne growing? We decided to devote this issue of the *Indicators* to addressing this topic. Below are eight potential measures of growth that might help shed some light on the question. The specific measures of growth are: population, employment (2), average annual earnings, real average annual earnings, personal income, per capita income and residential electric hookups. All series, except electric hookups, are at the county level only. In addition, the most recent 5-year and 10-year averages are provided for each series. All rates are simple arithmetic averages.

In addition, we calculated a ninth growth rate which combined growth in real wage and salary earnings and employment. This composite growth rate for the last five years (1999-2003) was 3.36 percent. The 10-year rate by comparison was 2.2 percent. This 10-year average decreases further if calculations begin in 1990.

For practical purposes there is no single or ideal economic growth rate to measure an economy's perfor-

mance. Therefore, we caution readers to tread with care when picking one of the below rates.

One of the better measures, if available, would be a city gross domestic product or county gross domestic product. Either would be similar to the national economy's Gross Domestic Product (GDP). Actually, a county level GDP is available but it would require a substantial up front investment and then an on-going commitment of resources to obtain. If available, a local GDP measure would still have weaknesses. Most analysts will look at a number of different variables to determine a proper rate of growth. That has always been the Center's approach.

We will let the various measures presented speak for themselves for the most part. Generally, recent growth (5-yr. averages) has been faster than the 10-year averages. The 5-year composite rate of 3.36 percent is low due to the fact that wage and salary data for 2003 was highly preliminary and when revised, the composite rate will move higher.

GROWTH RATES LARAMIE COUNTY 1992 - 2003

Population			Employment		Employment		Annual Avg. Earnings		Residential Electric Hookups	
Year		% Change		% Change		% Change		% Change		% Change
1993	77,495		36,135		48,007		21,567		27,966	
1994	78,885	1.79%	37,211	2.98%	49,418	2.94%	22,165	2.77%	28,476	1.82%
1995	79,513	0.80%	37,838	1.68%	49,806	0.79%	21,913	-1.14%	28,851	1.32%
1996	80,186	0.85%	37,941	0.27%	50,293	0.98%	21,999	0.39%	29,295	1.54%
1997	80,238	0.06%	37,157	-2.07%	50,830	1.07%	23,044	4.75%	29,794	1.70%
1998	80,522	0.35%	37,885	1.96%	51,843	1.99%	24,294	5.42%	30,319	1.76%
1999	81,009	0.60%	38,729	2.23%	52,510	1.29%	25,648	5.57%	30,421	0.34%
2000	81,709	0.86%	40,297	4.05%	54,201	3.22%	25,935	1.12%	30,806	1.27%
2001	82,132	0.52%	40,492	0.48%	53,982	-0.40%	27,456	5.86%	30,946	0.45%
2002	83,033	1.10%	40,827	0.83%	55,849	3.46%	28,808	4.92%	31,330	1.24%
2003	84,083	1.26%	42,314	3.64%	N.A.		28,938	0.45%	31,776	1.42%
10-Yr. Avg.		0.82%	10-Yr. Avg.	1.61%	9-Yr. Avg	1.70%	10-Yr. Avg.	3.01%	10-Yr. Avg.	1.29%
5-Yr. Avg.		0.87%	5-Yr. Avg.	2.25%	5-Yr. Avg	1.51%	5-Yr. Avg.	3.58%	5-Yr. Avg.	0.94%

Source: Census Bureau

Source: Wyo. Dept of Employment

Source : U.S. Dept. of Commerce

Source: Wyo. Dept. of Employment

Source: Excel Energy

Personal Income			Per Capita Income		Real Earnings	
Year		% Change		% Change		% Change
1992	1,489,803		20,140			
1993	1,560,117	4.72%	20,736	2.96%	14,925	
1994	1,637,207	4.94%	21,420	3.30%	14,956	0.21%
1995	1,710,435	4.47%	22,138	3.35%	14,379	-3.86%
1996	1,782,412	4.21%	22,772	2.86%	14,021	-2.49%
1997	1,882,460	5.61%	23,994	5.37%	14,358	2.40%
1998	2,031,156	7.90%	25,674	7.00%	14,904	3.81%
1999	2,150,636	5.88%	27,052	5.37%	15,395	3.29%
2000	2,292,534	6.60%	28,547	5.53%	15,087	-2.00%
2001	2,425,102	5.78%	29,527	3.43%	15,505	2.77%
2002	2,569,760	5.97%	30,949	4.82%	16,013	3.28%
2003	N.A.		N.A.		15,727	-1.79%
10-Yr. Avg.		5.61%	10-Yr. Avg.	4.40%	10-Yr. Avg.	0.56%
5-Yr. Avg.		6.43%	5-Yr. Avg.	5.23%	5-Yr. Avg.	1.11%

Source : U.S. Dept. of Commerce

Source : U.S. Dept. of Commerce

Source: WCBEA

SECOND QUARTER 2004 INDICATORS

The pace of business and economic activity during second quarter 2004 remained vigorous for the greater Cheyenne economic system. There were no apparent signs of weakness. There was one indicator that bears watching however, and that is the number of residential homes for sale. This series measures the current available

supply of homes for sale. It averaged 376 per month over the quarter which was a 50 percent increase over second quarter 2003 (250 units). Housing vacancy rates also posted sharp increases from one year ago. Our concern – the construction of new housing is moving ahead of the demand for housing.

TABLE 1

	A 2Q02	B 2Q03	C 1Q04	D 2Q04	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
EMPLOYMENT							
Total Civilian Labor Force	41,774	43,215	43,818	44,137	5.66	2.13	0.73
Total Employment	40,236	41,647	41,955	42,382	5.33	1.76	1.02
Total Unemployment	1,538	1,568	1,987	1,755	14.11	11.93	-11.68
Unemployment Rate	3.7%	3.6%	4.5%	4.0%	8.11	11.11	-11.11
Initial Unemployment Claims	35	30	55	50	42.86	66.67	-9.09
Help Wanted Ads	120	69	75	82	-31.67	18.84	9.33
GENERAL BUSINESS ACTIVITY							
Auto Registrations New & Used	3,140	3,261	2,885	3,215	2.39	-1.41	11.44
Enplanements - Cheyenne Airport (a)	1,749	1,354	1,198	1,352	-22.70	-0.15	12.85
Total Taxable Sales (\$000)	325,657	318,329	345,397	342,882	5.29	7.71	-0.73
Bankruptcies	39	38	33	33	-15.38	-13.16	0.00
CONSTRUCTION							
Single Fam Bldg Permits - Chey	93	101	115	132	41.94	30.69	14.78
Single Fam Bldg Permits - LarCo	51	39	55	81	58.82	107.69	47.27
Total Bldg Permits - (Chey) (b)	253	242	208	303	19.76	25.21	45.67
Septic Permits - (Rural)	25	29	26	32	28.00	10.34	23.08
Value of Authorized Construction (\$000)	12,398	8,333	7,087	13,831	11.56	65.98	95.16
Residential (\$000)	2,861	3,014	5,000	6,450	125.45	114.00	29.00

(a) As of the 1st qtr of 2003, enplanements will show a decrease in totals due to reporting of only revenue travelers.

(b) Data includes building and non-building.

Note: Each figure reported under Employment and General Business Activity is an average of figures for the three months. Single Family Building Permits are a total of the figures for three months. All other construction figures are an averaged total.

TABLE 2

	A 2Q02	B 2Q03	C 1Q04	D 2Q04	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
HOUSING (a)							
Residential Units For Sale	267	250	303	376	40.82	50.40	24.09
Rural Residential Units For Sale	113	110	98	110	-2.65	0.00	12.24
Avg. Residentials Sold	121	113	105	141	16.53	24.78	34.29
Total Volume Residentials Sold (\$000,000)	19.5	17.8	18.1	26.5	35.90	48.88	46.41
Avg. Residential Sale Price (\$)	121,100	136,222	142,331	148,055	22.26	8.69	4.02
Avg. Rural Sale Price (\$)	189,919	209,036	210,079	230,409	21.32	10.22	9.68
Residential Avg. Days on Market	95	103	111	107	12.63	3.88	-3.60
VACANCIES							
Furnished Apartments	4	6	9	7	75.00	16.67	-22.22
Unfurnished Apartments	38	34	70	70	84.21	105.88	0.00
Homes and Duplexes	22	22	82	66	200.00	200.00	-19.51
Mobile Homes	8	15	27	22	175.00	46.67	-18.52
Sampled Apt. % Vacancy (b) (Large Complexes Only)	2.5%	2.3%	3.0%	3.4%	36.00	47.83	13.33

(a) Includes: Residential single family, condominium, townhouse and mobile homes through 1991.
Mobile homes were deleted as of 1992.

(b) Sample Sizes: 2Q02 Sample Size = 857
2Q03 Sample Size = 808
1Q04 Sample Size = 804
2Q04 Sample Size = 814

Note: Each figure reported is an average of the figures for the three months.

TABLE 3

	A 2Q02	B 2Q03	C 1Q04	D 2Q04	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
FINANCIAL ACTIVITY							
Total Sales Tax Collections (\$000)	16,567	16,400	17,595	17,476	5.49	6.56	-0.68
Wholesale & Retail Tax Collections (\$000)	8,670	9,218	11,133	10,763	24.14	16.76	-3.32
Actual Receipts to County Entities (\$000) (a)	6,903	6,925	7,455	7,397	7.16	6.82	-0.78
1% Sales & Use Tax Collections	3,257	3,183	3,454	3,429	5.28	7.73	-0.72
2% Lodging Tax Collections (b)	83,726	92,642	104,715	116,078	38.64	25.30	10.85
1% Special Purpose Tax (\$000) (c)	3,253	3,224	2,005	1,638	-49.65	-49.19	-99.92
CREDIT UNION DATA							
Deposits (\$000)	277,344	312,204	360,445	363,757	31.16	16.51	0.92
Total Loans (\$000)	213,925	236,689	261,334	270,053	26.24	14.10	3.34
Net Income Y-T-D (\$)	2,066,477	2,131,329	947,209	1,989,461	-3.73	-6.66	110.03
Delinquencies (\$)	1,594,674	2,233,274	1,905,744	1,932,491	21.18	-13.47	1.40
Memberships	53,096	54,236	59,706	61,051	14.98	12.57	2.25
BANKING DATA							
Deposits (\$000)	461,805	474,920	511,989	536,662	16.21	13.00	4.82
Total Loans (\$000)	385,394	348,752	334,752	337,092	-12.53	-3.34	0.70
Net Income Y-T-D (\$000)	4,146	5,162	2,699	6,469	56.03	25.32	139.68

(a) This total includes the 4% Sales and 4% Use Tax, the 1% Sales and 1% Use Tax, the Out of State Use Tax, and the Out of State Sales Tax. As of July 1, 1993, the state sales and use tax levy was changed from 3% to 4%. At that time, the percentage of these revenues distributed to municipalities changed from 35% to 29.5%

(b) As of April 1, 2003 the 2% Lodging Tax increased to 3% . The lag in actual receipts caused large variations in 3rd quarter data.

(c) Tax went into effect on January 1, 2001.

*Note: US Bank is now participating and their data was added starting in 2002.

TABLE 4

	A 2Q02	B 2Q03	C 1Q04	D 2Q04	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
UTILITIES							
Commercial Electric Power (‘000,000) Kwh	26	26	29	N/A	N/A	N/A	N/A
Residential Gas Usage (‘000) Mcf	188	168	363	N/A	N/A	N/A	N/A
Metered Taps - Water (CBPU)	19,487	19,779	20,059	20,200	3.66	2.13	0.70
Metered Taps - Water (SCW & SD)	3,127	3,154	3,169	3,172	1.44	0.57	0.09
HUMAN SERVICES							
Total Emergency Room Visits	2,453	2,396	2,288	2,422	-1.26	1.09	5.86
Safehouse - # of People Sheltered	28	25	24	24	-14.29	-4.00	0.00
Comea Shelter - Nights Lodging	1,276	1,155	893	1,159	-9.17	0.35	29.79
DPASS - AFDC Distributions	91	72	87	85	-6.59	18.06	-2.30
School Enrollments							
Laramie County District #1	13,264	13,113	13,136	13,136	-0.97	0.18	0.00
Laramie County District #2	933	894	859	859	-7.93	-3.91	0.00
Private Schools	331	389	428	428	29.31	10.03	0.00
Home Schooling	341	371	323	323	-5.28	-12.94	0.00
Total School Enrollment	14,774	14,845	14,746	14,746	-0.19	-0.67	0.00
LCCC Enrollment - FTE (Lar Co Campus)	320	424	2,682	462	44.38	8.96	-82.77
LCCC Enrollment - Headcount (Lar Co Campus)	989	1,139	3,785	1,373	38.83	20.54	-63.73

CPBU - Cheyenne Board of Public Utilities

SCW&SD - South Cheyenne Water & Sewer District

Note: Each figure reported is an average of the figures for three months.

TABLE 5

	A 2Q02	B 2Q03	C 1Q04	D 2Q04	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
TOURISM							
Available Rooms	25,265	26,678	29,263	28,223	11.71	5.79	-3.55
Nights Occupied	19,569	17,514	15,708	18,573	-5.09	6.05	18.24
Occupancy Rate	77.4%	69.0%	53.9%	66.4%	-14.21	-3.77	23.19
Average Room Rate (\$)	54.28	55.58	50.09	56.60	4.27	1.84	13.00
CACVB Visitor Walk-in Count	1,379	1,565	494	1,894	37.35	21.02	283.40
Trolley Ridership	685	1,100	86	1,147	67.45	4.27	1233.72
Pine Bluffs Info Center	14,100	12,962	0	15,283	8.39	17.91	N/A
I-25 State Visitor Center	6,843	6,892	1,812	6,115	-10.64	-11.27	237.47
Old West Museum Paid Visitor	3,895	3,242	1,513	3,233	-17.00	-0.28	113.68

Note: Pine Bluffs Information Center was closed January - May for renovations

TABLE 6

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
EMPLOYMENT														
Total Civilian Labor Force	43,286 43,687	43,207 43,959	43,199 44,182	43,070 44,098	42,579 43,679	43,996 44,634	44,883 0	43,828 0	43,212 0	43,492 0	43,783 0	44,754 0	43,607 44,040	2003 2004
Total Employment	41,391 41,502	41,283 41,970	41,348 42,394	41,536 42,427	41,073 41,885	42,331 42,835	43,312 0	42,265 0	41,619 0	41,955 0	42,115 0	42,723 0	41,913 42,169	2003 2004
Total Unemployment	1,895 2,185	1,924 1,989	1,757 1,788	1,534 1,671	1,506 1,794	1,665 1,799	1,571 0	1,563 0	1,593 0	1,537 0	1,668 0	2,031 0	1,687 1,871	2003 2004
Unemployment Rate	4.4% 5.0%	4.5% 4.5%	4.1% 4.0%	3.6% 3.8%	3.5% 4.1%	3.8% 4.0%	3.5% 0.0%	3.6% 0.0%	3.7% 0.0%	3.5% 0.0%	3.8% 0.0%	4.5% 0.0%	3.9% 4.3%	2003 2004
Initial Unemployment Claims	60 35	43 88	35 42	27 64	26 49	38 37	35 0	34 0	31 0	33 0	52 0	85 0	42 53	2003 2004
Help Wanted Ads	51 67	67 66	68 93	66 90	79 76	62 79	57 0	59 0	53 0	64 0	58 0	50 0	61 79	2003 2004

GENERAL BUSINESS ACTIVITY

Auto Registrations	3,076 2,673	2,757 2,642	2,682 3,340	3,230 3,094	3,189 3,465	3,365 3,086	3,300 0	3,364 0	3,412 0	3,191 0	2,292 0	2,495 0	3,029 3,050	2003 2004
Enplanements - Chey. Airport	1,552 1,160	1,323 1,151	1,301 1,282	1,308 1,340	1,390 1,340	1,364 1,377	1,584 0	1,484 0	1,461 0	1,567 0	1,340 0	1,508 0	1,432 1,275	2003 2004
Total Taxable Sales (\$)	118,381,300 98,221,700	119,139,500 128,302,200	95,787,500 118,873,500	91,049,600 112,062,200	105,182,800 102,618,600	122,086,400 128,180,700	119,058,500 0	115,080,100 0	121,936,600 0	138,112,900 0	113,287,200 0	108,220,600 0	113,944,417 114,709,817	2003 2004
Bankruptcies	26 22	25 25	40 53	37 13	37 42	41 43	31 0	23 0	37 0	44 0	33 0	19 0	33 33	2003 2004

TABLE 7

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
HOUSING														
Residential Units for Sale	201 285	183 285	205 303	233 331	251 371	265 427	329 0	322 0	344 0	332 0	296 0	291 0	271 334	2003 2004
Rural Residential Units For Sale	93 91	105 101	103 102	107 99	107 115	117 117	106 0	109 0	90 0	90 0	96 0	100 0	102 104	2003 2004
Residential Sold	77 91	83 90	96 133	93 142	112 142	135 139	124 0	121 0	124 0	124 0	111 0	120 0	110 123	2003 2004
Total Vol. Residential Sold (\$000,000)	13.9 15.2	14.0 13.1	16.1 25.9	6.9 26.8	23.1 27.9	23.4 25.0	24.5 0.0	23.54 0.0	22.48 0.0	23.31 0.0	17.33 0.0	19.83 0.0	19 22	2003 2004
Residential Sale Price	127,828 137,538	126,148 137,990	131,539 151,464	126,425 143,016	146,151 160,882	136,089 140,268	145,523 0	137,375 0	138,122 0	145,953 0	133,054 0	139,463 0	136,139 145,193	2003 2004
Rural Sale Price	203,924 199,608	202,715 222,013	238,819 208,615	203,212 224,657	201,966 234,917	221,930 231,654	230,057 0	232,296 0	228,458 0	234,149 0	191,727 0	206,877 0	216,344 220,244	2003 2004
Furnished Apartments	7 8	5 10	5 8	8 9	6 7	3 3	4 0	5 0	5 0	5 0	6 0	6 0	5 8	2003 2004
Unfurnished Apartments	39 73	42 58	32 79	35 83	34 68	33 60	26 0	37 0	36 0	47 0	60 0	72 0	41 70	2003 2004
Homes & Duplexes	22.0 78.25	22.8 85.6	19.0 81.5	22.5 69.0	19.3 71.0	23.8 58.0	21.8 0.0	24.4 0.0	26.3 0.0	24.0 0.0	23.0 0.0	65.0 0.0	26 74	2003 2004
Mobile Homes	10 28	14 27	8 25	14 25	13 22	18 20	24 0	22 0	27 0	28 0	18 0	27 0	18 24	2003 2004
Sampled Apartments % Vacant	2.60% 2.4%	1.24% 3.3%	1.36% 3.4%	3.19% 3.4%	1.74% 3.2%	1.86% 3.5%	3.24% 0.0%	1.99% 0.0%	1.49% 0.0%	1.71% 0.0%	3.55% 0.0%	4.28% 0.0%	2.36% 3.2%	2003 2004

CONSTRUCTION														
Single Family Bldg. Permits (Chey)	23 24	17 38	28 53	32 38	25 56	44 38	47 0	44 0	34 0	34 0	28 0	48 0	34 41	2003 2004
Single Family Bldg. Permits (LarCo)	2 18	11 18	19 19	13 31	13 16	13 34	23 0	17 0	18 0	29 0	10 0	14 0	15 23	2003 2004
Septic Permits - Rural	32 22	24 20	11 36	28 24	28 26	30 46	34 0	24 0	28 0	43 0	24 0	17 0	27 29	2003 2004
Total Building Permits	125 150	148 207	157 266	241 298	235 247	250 364	319 0	247 0	242 0	262 0	173 0	181 0	215 255	2003 2004
Value of Authorized Const (\$000)	4,108,396 3,807,637	7,618,213 8,403,276	7,601,388 9,049,220	8,088,545 12,225,691	6,418,936 15,048,171	10,491,179 14,218,115	14,570,187 0	9,412,023 0	7,846,180 0	7,751,851 0	4,843,061 0	7,301,120 0	8,004,257 10,458,685	2003 2004
Residential (\$000)	1,865,594 2,581,137	1,937,472 5,891,576	1,957,459 6,526,599	3,555,640 5,508,375	1,975,852 7,922,836	3,511,823 5,918,864	3,690,274 0	4,194,987 0	2,859,973 0	4,108,753 0	2,455,953 0	4,554,719 0	3,055,707 5,724,898	2003 2004

Note: Data is not seasonally adjusted.
Single family building permits for Cheyenne includes new residences and new townhouses.

TABLE 8

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
UTILITIES														
Commercial Electric Power (Kwh) ('0,000)	3,124 3,071	2,704 2,789	2,941 2,944	2,611 2,676	2,642 2,793	2,765 N/A	2,890 0	3,293 0	3,061 0	2,810 0	2,798 0	2,893 0	2,878 2,855	2003 2004
Residential Gas Usage (Mcf) ('000)	3,749 4,065	3,408 3,600	3,773 3,232	2,483 2,014	1,838 1,737	722 N/A	713 0	520 0	606 0	1,011 0	1,803 0	3,501 0	2,011 2,930	2003 2004
Metered Water Taps (CBPU)	19,664 20,038	19,682 20,033	19,686 20,106	19,757 20,123	19,774 20,199	19,805 20,278	19,894 0	19,909 0	19,942 0	19,970 0	19,927 0	19,977 0	19,832 20,130	2003 2004
Metered Water Taps (SCW & SD)	3,140 3,167	3,142 3,170	3,146 3,170	3,153 3,170	3,154 3,170	3,156 3,175	3,157 0	3,158 0	3,162 0	3,167 0	3,167 0	3,167 0	3,156 3,170	2003 2004
HUMAN SERVICES														
Total Emergency Room Visits	2,381 2,269	2,364 2,343	2,120 2,253	2,322 2,321	2,537 2,458	2,329 2,486	2,768 0	2,599 0	2,395 0	2,280 0	2,570 0	2,561 0	2,436 2,355	2003 2004
Safehouse - Number of People Sheltered	42 18	29 24	27 30	18 19	27 32	31 21	34 0	42 0	22 0	16 0	34 0	26 0	29 24	2003 2004
Comea Shelter - Total Nights Lodging	1,054 880	1,106 914	1,208 885	1,059 948	1,184 1,196	1,222 1,332	1,284 0	1,247 0	1,167 0	1,067 0	1,073 0	1,186 0	1,155 1,026	2003 2004

Note: Data is not seasonally adjusted.

TABLE 9

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
TAXES														
4%, 1%, and Lodging Tax Collections	6,013,491 5,008,222	6,096,974 6,531,606	4,695,674 6,055,312	4,819,364 5,712,534	5,352,905 5,232,361	6,227,276 6,531,150	5,907,624 0	5,927,327 0	6,445,009 0	7,086,607 0	5,794,668 0	5,522,687 0	5,824,134 5,845,198	2003 2004
Wholesale and Retail Sales and Use Tax Collections	3,685,945 3,181,709	3,518,710 4,229,762	2,502,824 3,721,081	2,604,663 3,359,522	3,146,112 3,353,178	3,467,621 4,050,154	3,423,224 0	3,397,585 0	4,200,551 0	4,266,567 0	3,455,685 0	3,277,297 0	3,412,232 3,649,234	2003 2004
Actual Receipts to County Entities	2,556,826 2,122,311	2,590,062 2,768,387	2,015,576 2,564,304	2,017,675 2,420,026	2,271,571 2,213,932	2,635,574 2,763,017	2,518,233 0	2,483,225 0	2,685,940 0	2,977,197 0	2,444,338 0	2,332,612 0	2,460,736 2,475,330	2003 2004
1% Sales and Use Tax Receipts	1,183,813 982,217	1,191,395 1,283,022	957,875 1,188,735	910,496 1,120,622	1,051,828 1,026,186	1,220,964 1,281,807	1,190,585 0	1,150,800 0	1,219,364 0	1,381,129 0	1,132,872 0	1,082,206 0	1,139,444 1,147,098	2003 2004
3% Lodging Tax Receipts	22,005 28,183	15,063 37,000	25,256 39,532	24,831 37,608	22,463 36,409	45,348 42,061	61,624 0	101,598 0	68,781 0	97,829 0	58,614 0	39,269 0	48,557 36,799	2003 2004

TOURISM

Available Rooms	26,346 29,889	26,707 27,966	29,620 29,933	24,689 28,914	29,639 29,925	25,705 25,830	26,625 0	29,922 0	25,766 0	29,750 0	28,677 0	29,854 0	27,775 28,743	2003 2004
Nights Occupied	15,118 14,272	14,353 17,964	13,473 14,887	14,738 15,931	18,724 18,598	19,081 21,191	21,804 0	23,740 0	19,026 0	18,987 0	15,515 0	13,116 0	17,306 17,141	2003 2004
Occupancy Percentage	57.4% 47.8%	53.7% 64.2%	45.5% 49.7%	69.7% 55.1%	63.2% 62.1%	74.2% 82.0%	81.9% 0.0%	79.3% 0.0%	73.8% 0.0%	63.8% 0.0%	54.1% 0.0%	43.9% 0.0%	63.4% 60.2%	2003 2004
Average Room Rate (\$)	\$51.27 \$49.46	\$54.45 \$49.43	\$52.09 \$51.37	\$51.83 \$52.65	\$54.50 \$55.39	\$60.40 \$61.77	\$92.25 \$0.00	\$65.23 \$0.00	\$59.19 \$0.00	\$53.90 \$0.00	\$51.23 \$0.00	\$49.33 \$0.00	\$57.97 \$53.35	2003 2004
CACVB Visitor Walk-In Count	403 400	271 350	376 732	1,379 532	1,379 1,484	1,938 3,665	3,799 0	2,180 0	1,400 0	665 0	276 0	369 0	1,203 1,194	2003 2004
Trolley Ridership	231 156	66 37	105 66	1,197 442	1,197 1,669	906 1,331	1,680 0	1,044 0	834 0	361 0	136 0	3187 0	912 617	2003 2004
Pine Bluffs Information Center	Clsd Clsd	Clsd Clsd	Clsd Clsd	Clsd Clsd	9,865 Clsd	16,059 15,283	17,689 0	16,946 0	11,769 0	Clsd 0	Clsd 0	Clsd 0	14,466 15,283	2003 2004
Wyoming State Museum	826 913	1,668 1,153	801 1,183	1,537 1,674	1,971 2,291	9,033 2,846	3,512 0	2,390 0	1,745 0	1603 0	1376 0	825 0	2,274 1,677	2003 2004
I-25 State Visitor Center	1,514 1,624	1,467 1,335	1,783 2,477	2,518 2,982	6,116 5,700	12,042 9,662	15,841 0	12,164 0	7,484 0	4,429 0	2,219 0	1,659 0	5,770 3,963	2003 2004
Old West Museum Paid Visitor	986 1,675	1,259 872	1,853 1,992	1,612 1,689	2,616 2,937	5,498 5,072	15,188 0	4,476 0	4,334 0	1,517 0	1,586 0	965 0	3,491 2,373	2003 2004

(*) As of April 1, 2003 the 2% Lodging Tax increased to 3% . The lag in actual receipts caused large variations in 3rd quarter data.

CHEYENNE/LARAMIE COUNTY PROFILE 2003

Cheyenne, Wyoming, is located near the geographical and time center of North America. Strategically situated at a major transportation hub (the intersection of Interstates 25 and 80 and two major railroads), it is a developing center of commerce. Only 90 minutes north of Denver, Colorado, Cheyenne sits as the northern anchor city of the Front Range of the Rocky Mountains. Cheyenne is the capital city of Wyoming, the seat of Laramie County and the site of Warren Air

Approx. City Population	53,847
Approx. MSA Population	70,893
Approx. County Population	84,003

Employment Percentage by Industry

Farming	1.7	Fin., Ins. & RE	8.1
Mining	0.3	Services	29.9
Construction	5.9	Gov't.....	29.0
Manufacturing.....	3.3	Retail Trade	13.0
Trans & Util	4.4	Wholesale	1.8
Agi. Services*	ND		

Major Private Sector Employers

United Medical Centers	Frontier Refining
Union Pacific Railroad	WalMart
Sierra Trading Post	Echo Star Communications
Lowe's	Great Lakes Aviation
Qwest Corp	Little America
Blue Cross/Blue Shield	

Employed Workforce Demographics

Age 16 - 19	8.0%	Male	55.6%
Age 20 - 44	68.1%	Female	44.4%
Age 45+	23.9%		

Taxes

No State Income Tax (personal or corporate);
 No Inventory Tax; 4% State Sales Tax; 2% Local Sales
 Tax; Gasoline Tax \$0.09/gallon; Property Tax - 74.50 mills
 on 9.5% of residential market **value**.

Weather Normals

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Min Temp	11	20	23	32	41	48	54	50	42	30	25	16
Max Temp	35	37	42	56	66	78	86	83	74	63	46	38
Rainfall	0.6	0.6	0.6	1.4	2.4	2.2	1.9	1.8	0.6	0.6	0.8	0.6
Snowfall	7.0	6.1	11.9	9.7	0.0	0.0	0.0	0.0	0.0	3.7	6.9	6.1

Organized Labor Influence

Percentage Union Employees/All Employees..... 14.0%

Law Enforcement

89 police officers
 66 sheriff's deputies, provide protection outside the city
 81 city firefighter employees and 9 county-wide
 volunteer districts
 Fire Rating: City - 3 County - 8-9

*Note: Not Disclosed

Area Crime Rate (12/31/02) per 100,000

	U.S. (2002)	Lar Co. (2002)		U.S. (2002)	Lar Co. (2002)
Robberies	145.9	40.2	Homicides	5.6	2.4
Rapes	33.0	49.9	Assaults	310.1	130.2
Burglaries	746.2	390.7	Car Thefts	432.1	148.5

Housing

Average Sales Price: Cheyenne.....	\$136,139
Close-in Rural	\$216,344
Apt. Rental Rate: 2 Bedroom	\$503

Education

Average daily teacher/pupil ratio	1.38
Expenditure/student.....	\$8,096
Average ACT 2002 Score	21.6

Income

Per Capita (2001 BEA, 90th Rank).....	\$30,074
Median Household Income (2000)	\$39,607
Mean Household Income (2000)	\$45,252
Average Wage per Job (2002)	\$28,808

Demographics Cheyenne Workers

Households - County	31,927
Households - City	22,324

Employed Workforce Characteristics

Employment - Laramie County	41,845
Unemployment Rate	3.8%

Average Weekly Wages

Agriculture	426	Retail Trade	396
Mining	803	FIRE	722
Construction	533	Local Government.....	563
Manufacturing.....	728	State Government.....	757
Transportation.....	539	Federal Government ...	895
Wholesale Trade	724	Information	684
Healthcare	612	Real Estate	594

Inflation

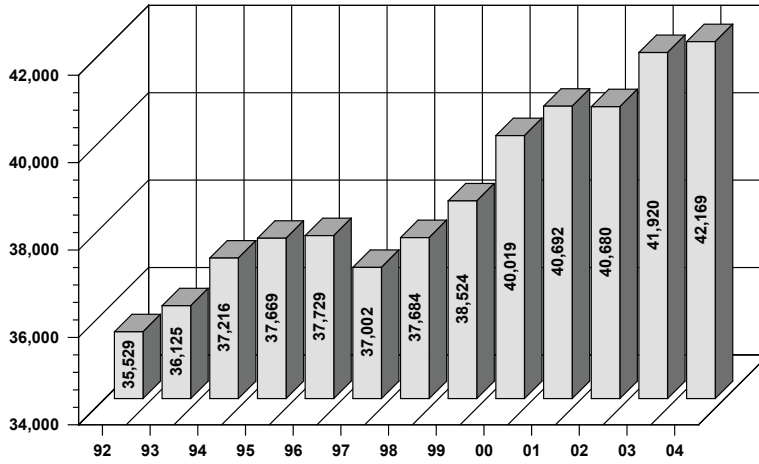
U.S. CPI.....	2.3%	Cheyenne.....	3.0%
---------------	------	---------------	------

Race (2000)

White	69,027
Hispanic.....	8,897
Black.....	2,124
Native American	693
Asian.....	866
Total.....	81,607

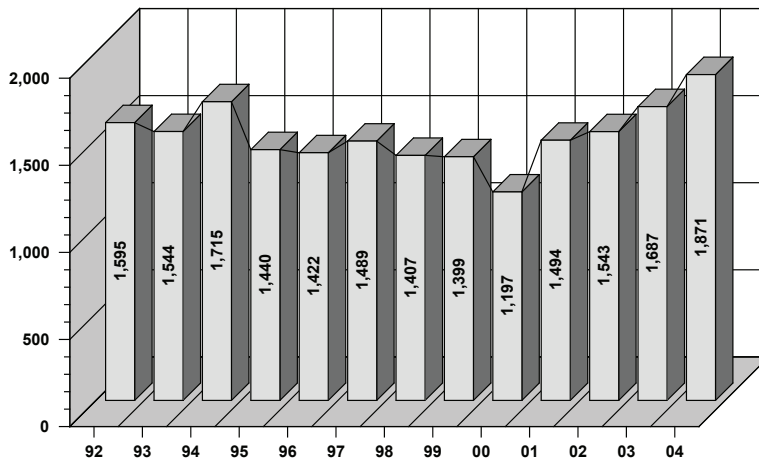
LARAMIE COUNTY EMPLOYMENT

MONTHLY AVERAGE
1992 - 2004



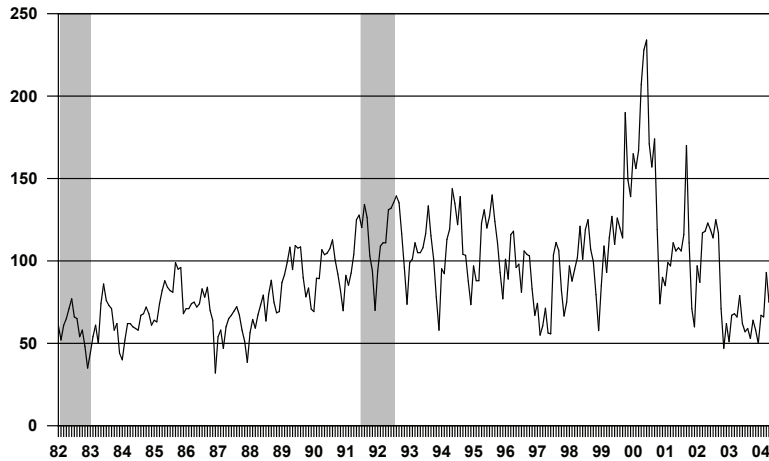
LARAMIE COUNTY UNEMPLOYMENT

MONTHLY AVERAGE
1992 - 2004



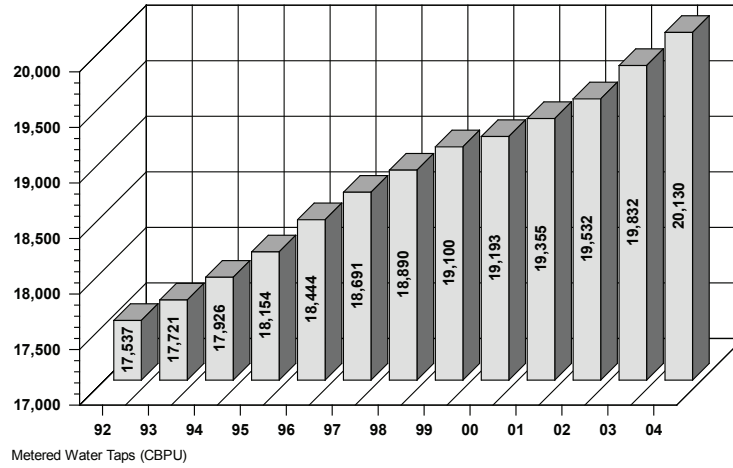
HELP - WANTED ADS, CHEYENNE

MONTHLY TOTALS
1982 - 2004



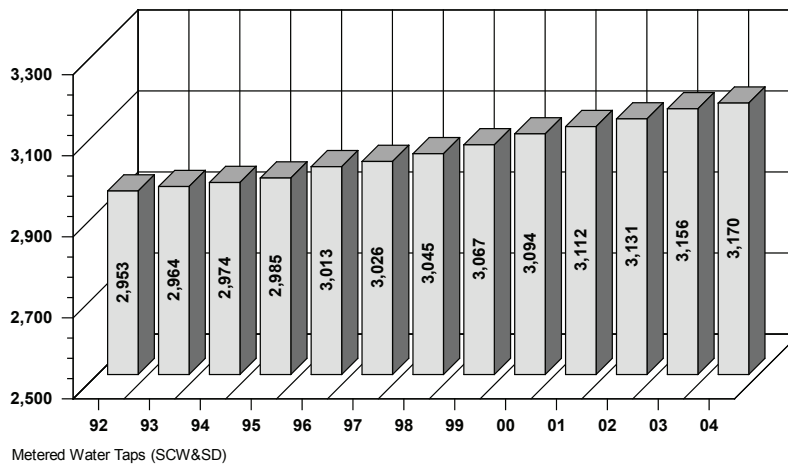
CHEYENNE METERED WATER TAPS

MONTHLY AVERAGE
1992 - 2004



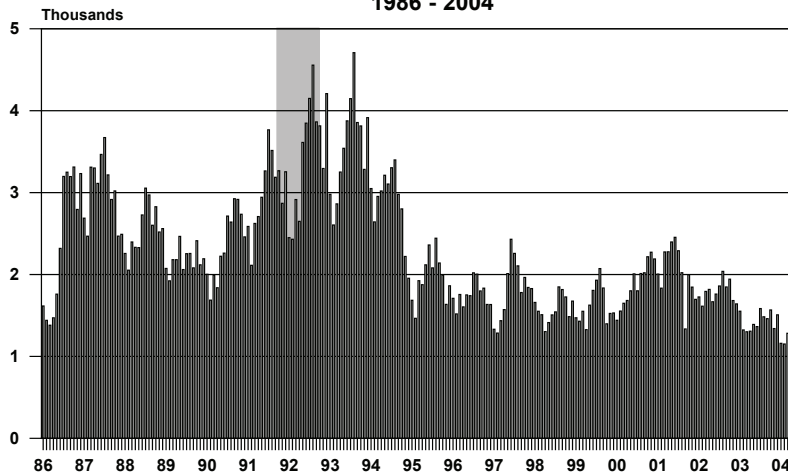
SOUTH CHEYENNE METERED WATER TAPS

MONTHLY AVERAGE
1992 - 2004

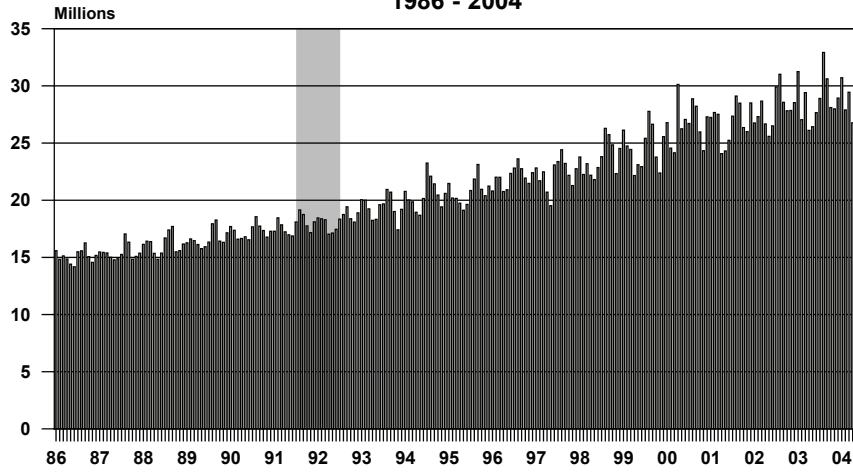


ENPLANEMENTS, CHEYENNE AIRPORT

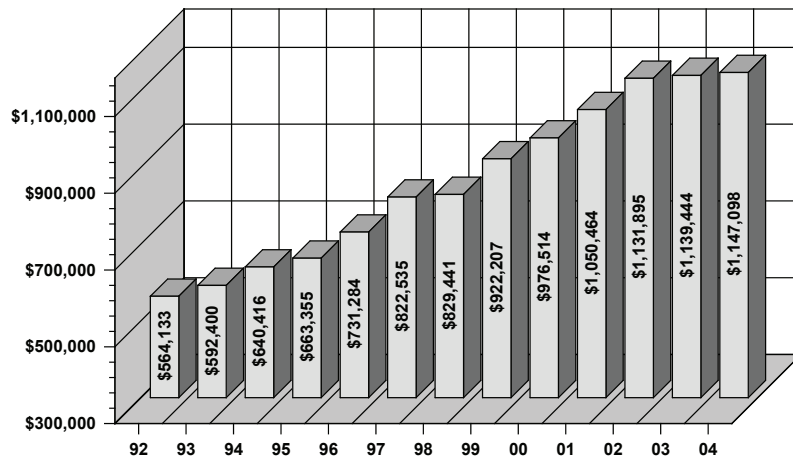
MONTHLY TOTALS
1986 - 2004



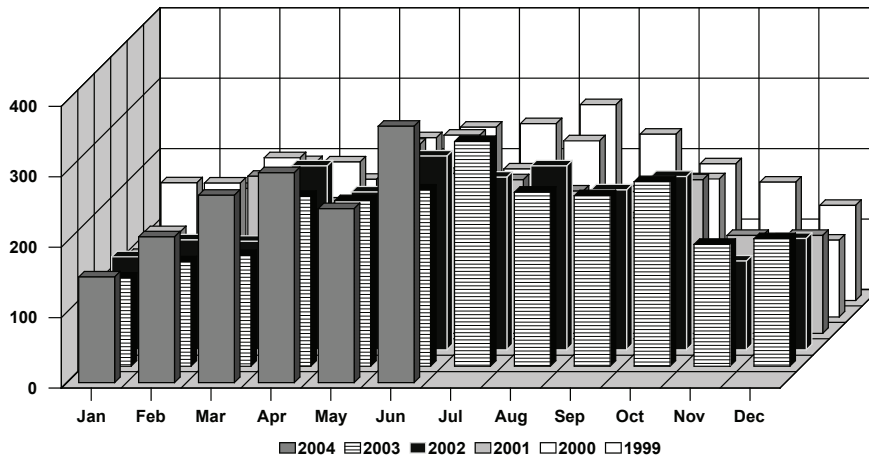
COMMERCIAL ELECTRIC POWER SALES, CHEYENNE
MONTHLY TOTALS
1986 - 2004



LARAMIE COUNTY 1% OPTIONAL SALES AND USE TAX RECEIPTS
MONTHLY AVERAGE
1992 - 2004

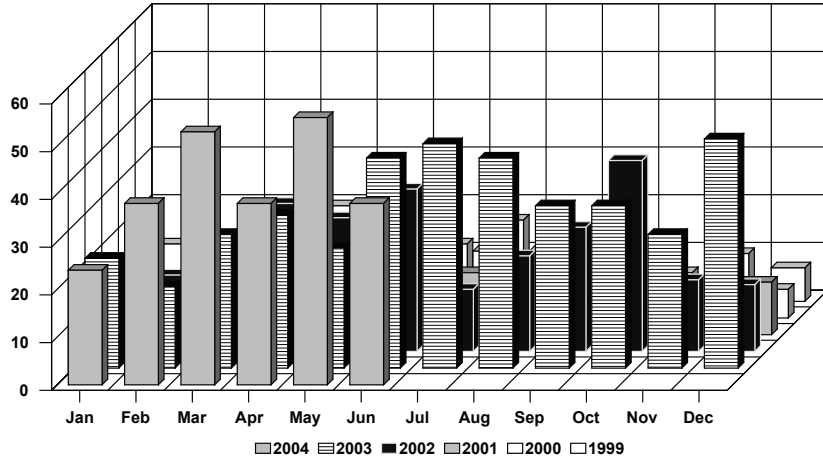


TOTAL BUILDING PERMITS, CHEYENNE
MONTHLY TOTALS
1999 - 2004



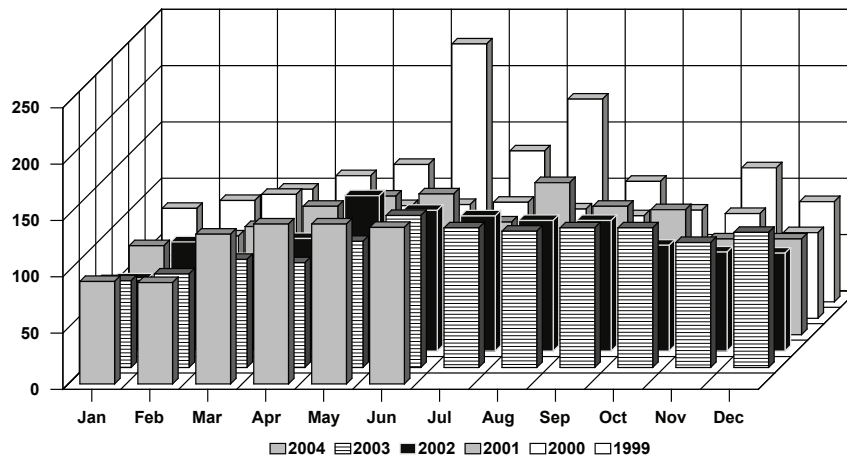
SINGLE-FAMILY BUILDING PERMITS, CHEYENNE

MONTHLY TOTALS
1999 - 2004



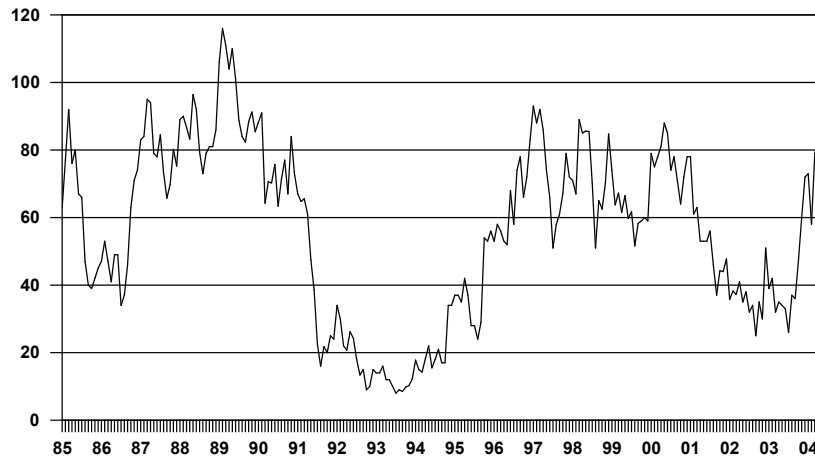
RESIDENTIAL UNITS SOLD, CHEYENNE

MONTHLY TOTALS
1999 - 2004



UNFURNISHED APARTMENT VACANCIES, CHEYENNE

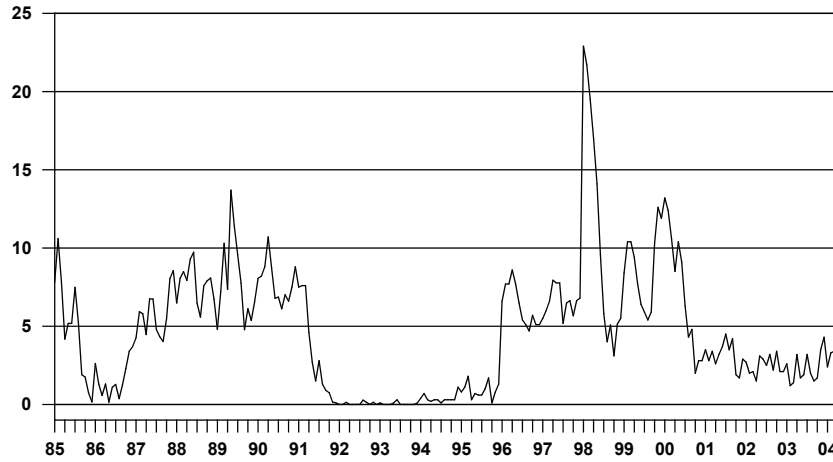
MONTHLY TOTALS
1985 - 2004



SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE

MONTHLY TOTALS

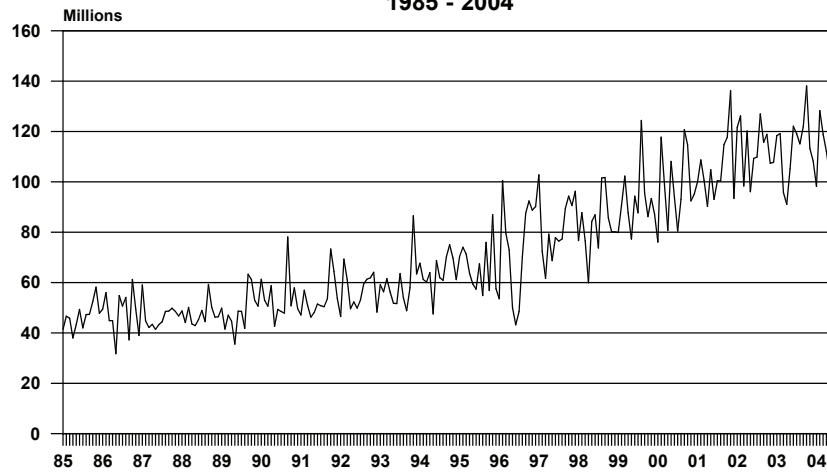
1985 - 2004



TOTAL TAXABLE SALES, LARAMIE COUNTY

MONTHLY TOTALS

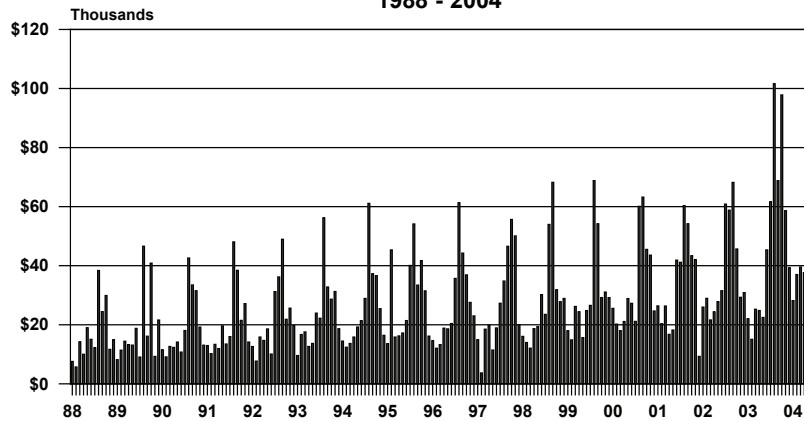
1985 - 2004



3% LODGING TAX RECEIPTS, LARAMIE COUNTY

MONTHLY TOTALS

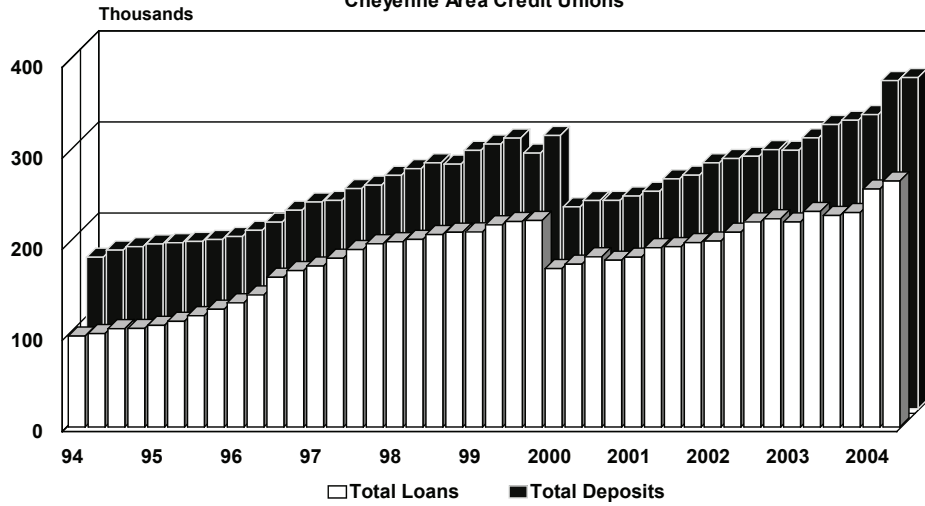
1988 - 2004



2% Lodging Tax Commenced August 1987.
2% Lodging Tax increased to 3% as of April 1, 2003.

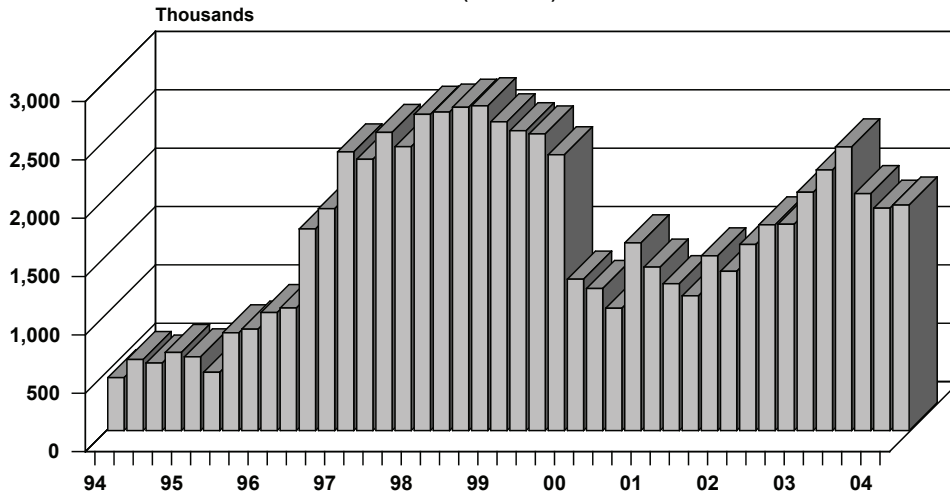
TOTAL LOANS AND DEPOSITS

Cheyenne Area Credit Unions



DELINQUENCIES AT CHEYENNE AREA CREDIT UNIONS

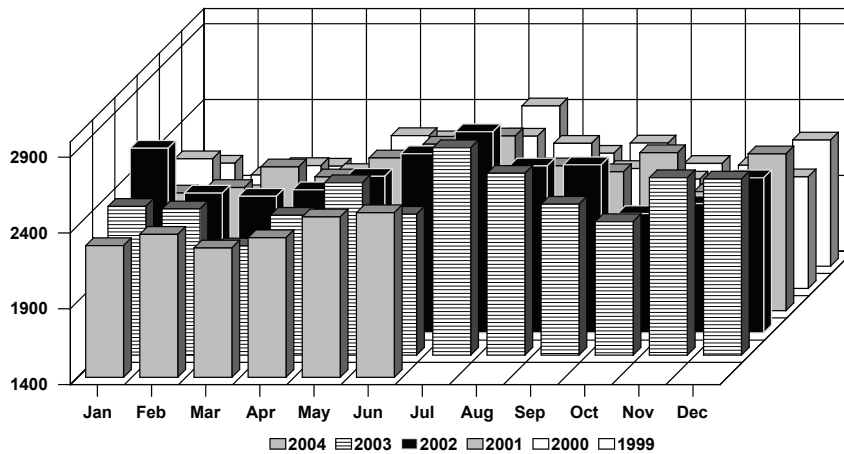
(in Dollars)



TOTAL EMERGENCY ROOM VISITS, CHEYENNE

MONTHLY TOTALS

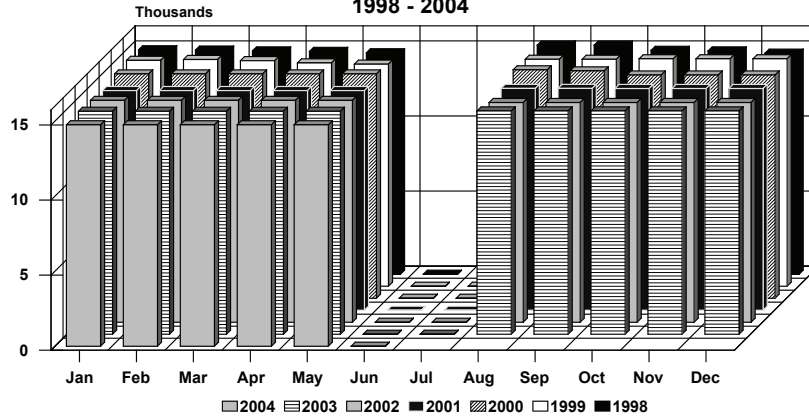
1999 - 2004



LARAMIE COUNTY SCHOOLS

MONTHLY TOTALS

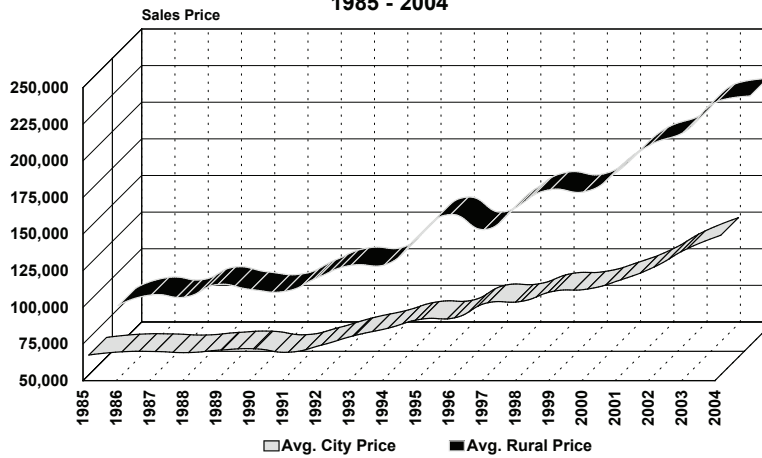
1998 - 2004



AVERAGE CITY AND RURAL RESIDENTIAL SALE PRICES

LARAMIE COUNTY

1985 - 2004



*Data is incomplete for 1995.

DATA SOURCES

1. Automobile Registrations:
Laramie County Auto Titles Bureau
2. Bankruptcies: U.S. Clerk of Bankruptcy Court
3. Construction, Permits, Valuation, Residential:
City of Cheyenne Building Permits Agency
4. Employment:
Wyoming Department of Employment
5. Help-Wanted Index:
Center for Economic and Business Data
Laramie County Community College
6. Sales and Use Tax Collections:
Wyoming Department of Revenue and Taxation
Department of Administration & Information
7. Utilities, Electrical, and Natural Gas:
Cheyenne Light, Fuel, and Power
8. Water Usage - Metered Taps:
Board of Public Utilities
South Cheyenne Sewer & Water District
9. Enplanements
Cheyenne Airport Board
10. Housing:
Center for Economic & Business Data
Cheyenne Board of Realtors
11. Human Services:
Cheyenne Police Department, United Medical Center,
Safehouse, Comea Shelter, Department of Family Services,
Laramie County School Districts No. 1 and No. 2, private
schools.
12. Banking Data:
Cheyenne Area Credit Unions (9)
Cheyenne Area Banks (5)
13. Tourism:
Cheyenne Area Convention & Visitors Bureau

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